

TRANSFER
TAX
PAID

67-12

WARRANTY DEED
Statutory Short Form

I, James E. Poulin, III, a/k/a J.E. Poulin of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Carol S. Austin of Corinna, Penobscot County, State of Maine, whose mailing address is Box 422, Corinna, Maine 04928, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

022948

A CERTAIN lot or parcel of land in the Town of Waterville, County of Kennebec and State of Maine, located at the Intersection of Pleasant Hill Drive and Penny Lane bounded and described as follows:

BEGINNING at an iron pin marking the northwesterly corner of Lot 43; thence heading S 60° 14' 01" E, 150.00' (one hundred fifty and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the northeasterly corner of said Lot 43; thence heading S 29° 45' 59" W, 200.00' (two hundred and no one hundredths feet) to an iron pin marking the southeasterly corner of said Lot 43; thence heading N 60° 14' 01" W, 160.66' (one hundred sixty and sixty-six one hundredths feet) along Lot 44 to an iron pin marking the southwesterly corner of said Lot 43; thence heading along curved Penny Lane right-of-way 80.21' (eighty and twenty-one one hundredths feet) to an iron pin marking the beginning of curved Penny Lane right-of-way. Curve radius 275.00' (two hundred seventy-five and no one hundredths feet) on property line; thence heading N 29° 45' 59" E, 120.74' (one hundred twenty and seventy-four one hundredths feet) along Penny Lane right-of-way to the beginning pin.

THE above description meaning and intending to describe said Lot 43 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec County Registry of Deeds in File Number D-7661-15 as revised by Plan recorded in the Kennebec County Registry of Deeds in File No. D-77074.

THIS conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93.

BEING all and the same premises acquired by J.E. Poulin by Warranty Deed from James A. McBrady dated March 23, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3708, Page 185.

WITNESS my hand and seal this 30th day of August, 1994.

Signed, Sealed and Delivered
in the presence of:

Paula F. Caughey
Paula F. Caughey

James E. Poulin, III
James E. Poulin, III
a/k/a J.E. Poulin

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 30, 1994

Then personally appeared the above named James E. Poulin, III, a/k/a J.E. Poulin and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Paula F. Caughey
Notary Public
Print Name
PAULA FLETCHER CAUGHEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXP. OCT. 27, 1997

RECEIVED KENNEBEC SR.

94 AUG 31 AM 9:00

ATTEST: James E. Poulin, III
REGISTER OF DEEDS